

IN RE: PETITION FOR VARIANCE
W/S Offutt Road, 305' S of
the c/l of Liberty Road
(3508 Offutt Road)
2nd Election District
1st Councilmanic District

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-356-A

Eunice Katherine Jones

Petitioner * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance for that property known as 3508 Offutt Road, located in the vicinity of Liberty Road in Randallstown. The Petition was filed by the owner of the property, Eunice Katherine Jones, and the Contract Purchaser, Paul D. Farace. The Petitioners seek relief from Section 238.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit side and rear yard setbacks of 0 feet each in lieu of the minimum required 30 feet for each, for a proposed automotive service garage. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Paul Farace, Contract Purchaser, and Stanley Jones, who appeared on behalf of his mother, Eunice Jones, owner of the property. There were no Protestants present.

Testimony and evidence offered revealed that the subject property consists of .227 acres, more or less, zoned B.R. and is improved with a two-story frame dwelling. The Contract Purchaser is desirous of razing the dwelling and constructing a building, 50' x 90' in dimension, for use as an auto body and fender repair shop. Testimony indicated that Mr. Farace currently operates an auto body and fender business around the corner from this property and his lease is due to expire. Mr. Farace would like to

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED

relocate his business to the subject site; however, due to the narrow configuration of the lot, the requested variance is necessary.

In response to the Zoning Plans Advisory Committee (ZAC) comments submitted by the Office of Planning, dated April 3, 1996, testimony indicated that Mr. Farace has operated his auto body and fender business in this neighborhood for several years. He only wishes to relocate his business to the subject site, and thus, no additional automotive uses are being proposed for this area. Given the fact that there was no opposition by any adjoining property owner and the relief requested meets the spirit and intent of the zoning regulations, the variance should be granted.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).


After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special

circumstances or conditions exist that are peculiar to the land which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not result in any detriment to the health, safety or general welfare of the surrounding locale.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 16th day of May, 1996 that the Petition for Variance seeking relief from Section 238.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit side and rear yard setbacks of 0 feet each in lieu of the minimum required 30 feet for each, for a proposed automotive service garage, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) Prior to the issuance of any permits, the Petitioners shall submit a landscape plan for review and approval by the Baltimore County Landscape Architect.
- 3) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

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ORDER RECEIVED FOR FILING

Date

By

5/16/96
[Signature]



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3500 Offutt Road

96-356-A

which is presently zoned BR

This Petition shall be filed with the Department of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 238.2

To allow side & rear yard setbacks of zero feet in lieu of the minimum required 30 feet each.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Lot size is 75' wide by 133' deep (+/-). BR setbacks restrict building width to 15 feet, not practical for commercial use. Request building size of 50' x 100'; therefore, only practical solution is zero side & rear setbacks.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

Paul D. Farace
(Type or Print Name)

Paul H. Farace
Signature

1320 Hart Rd
Address

Towson MD 21286
City State Zipcode

Attorney for Petitioner 521-4770

(Type or Print Name)

Signature

Address Phone No.

City State Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s)

LEONIE KATHERINE JONES
(Type or Print Name)

Leonie Katherine Jones
Signature

(Type or Print Name)

Signature

3 Sheraton Rd 655-4709
Address Phone No.

Randallstown MD 21133
City State Zipcode

Name, Address and phone number of representative to be contacted.

Name

Address Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY

DATE 3-19-96



Printed with Soybean Ink
on Recycled Paper

Revised 9/5/95

MICROFILMED

P.E.L.A. DESIGN, INC.

1025 ST. PAUL STREET, SUITE 301, BALTIMORE, MD 21202 TEL: 410-332-0133 FAX: 410-332-0135

96-356-A

Zoning Description For 3508 Offutt Road

Beginning at a point on the west side of Offutt Road which is 30 feet wide at the distance of 305 feet south of the centerline of the nearest improved intersecting street, Liberty Road, which is 66 feet wide. Thence the following courses and distances:

S 49°-29' E, 133.08 ft, S 44°-29' W, 75.00 ft,
N 47°-29' W, 131.02 ft, and N 42°-45' E, 75.00 ft
to the place of beginning as recorded in Deed
Liber 1581, Folio 460,

containing 0.227 acres. Also known as 3508 Offutt Road
and located in the 2nd Election District, 1ST Council District.

TLC



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY 96-356-A

Towson, Maryland

District 2ND

Date of Posting

4/2/96

Posted for: APRIL 19 HEARING

Petitioner: EUNICE JONES

Location of property: 3508 OFFUTT RD

Location of Signer

Fench yard

Remarks:

Posted by

Signature

Date of return:

Number of Signs: 1

MICROFILMED

NOTICE OF HEARINGS

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case #95-355-A
(Item 353)

3508 Offutt Road
W/S Offutt Road, 305 S of Ol

Liberty Road

2nd Election District

1st Councilmember

Legal Owner(s):

Esther Katherine Jones

Contract Purchaser: Paul D.

Farace

Variance to show site and

rear yard setbacks of zero feet

in lieu of the minimum re-

quired 30 feet each.

Hearing: Friday, April 19,

1996 at 10:00 a.m. in Rm.

106, County Office Building.

LAWRENCE E. SCHMIDT
Zoning Commissioner for

Baltimore County

NOTES: (1) Hearings are

Handicapped Accessible for

special accommodations

Please Call 887-3353.

(2) For information concern-

ing the file and/or hearing,

Please Call 887-3391.

4/05/96 April 4

041989

CERTIFICATE OF PUBLICATION

TOWSON, MD., 4/4, 1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 4/4, 1996.

THE JEFFERSONIAN,

A. H. *Amick*
LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

Item No. 353
96-356

DATE 3-19-96 ACCOUNT R-001-6130

Site: 3508 Old Mt Rd. AMOUNT \$ 285.⁰⁰

RECEIVED FROM: P.E.L.A.

#020 - Commercial Variance Fee - 250.⁰⁰

#080 - Sign & Posting 35.⁰⁰

FOR: Owner - E.K. Jones Total \$285.⁰⁰

Contract Purchases - USE LAD CONTRACT
PR ORDER # 4404-17-76

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 353

Petitioner: Paul Farrace

Location: 3508 Offutt Road

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Pauls Body Shop, Inc

ADDRESS: 9043 Liberty Road

Randallstown, MD 21133

PHONE NUMBER: 410-521-4770

AJ:ggs

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(Revised 04/09/93)

TO: PUTUXENT PUBLISHING COMPANY
April 4, 1996 Issue - Jeffersonian

Please forward billing to:

Keith Truffer, Esq.
Royston, Mueller, McLean & Reid
102 W. Pennsylvania Avenue, Suite 600
Towson, Maryland 21204
823-1800

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-356-A (Item 353)
3508 Offutt Road
W/S Offutt Road, 305' S of c/l Liberty Road
2nd Election District - 1st Councilmanic
Legal Owner: Eunice Katherine Jones
Contract Purchaser: Paul D. Farace

Variance to allow side and rear yard setbacks of zero feet in lieu of the minimum required 30 feet each.

HEARING: FRIDAY, APRIL 19, 1996 at 10:00 a.m. in Room 106, County Office.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

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Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

March 29, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-356-A (Item 353)
3508 Offutt Road
W/S Offutt Road, 305' S of c/l Liberty Road
2nd Election District - 1st Councilmanic
Legal Owner: Eunice Katherine Jones
Contract Purchaser: Paul D. Farace

Variance to allow side and rear yard setbacks of zero feet in lieu of the minimum required 30 feet each.

HEARING: FRIDAY, APRIL 19, 1996 at 10:00 a.m. in Room 106, County Office.

A handwritten signature in black ink, appearing to read "Arnold Jablon". The signature is fluid and cursive, with the first name "Arnold" and last name "Jablon" clearly distinguishable.

Arnold Jablon
Director

cc: Eunice Katherine Jones
Paul D. Farace

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



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Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 12, 1996

Ms. Eunice Katherine Jones
3 Sharaton Road
Randallstown, MD 21133

RE: Item No.: 353
Case No.: 96-356-A
Petitioner: Eunice K. Jones

Dear Ms. Jones:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on April 5, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

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**Maryland Department of Transportation
State Highway Administration**

David L. Winstead
Secretary
Hal Kassoff
Administrator

3-29-96

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 353(JJS)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM

DATE: 3-28-96

FROM: DEPRM
Development Coordination

SUBJECT: Zoning Advisory Committee
Agenda: meeting of 4/1/96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 352
353 ✓
354
355
356
357
359
360
361
L

LS:sp

LETTY2/DEPRM/TXTS8P

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Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 04/02/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: EUNICE KATHERINE JONES

Location: W/S OFFUTT RD. 305' S OF CENTERLINE LIBERTY RD. (3508 OFFUTT RD.)

Item No.: 353

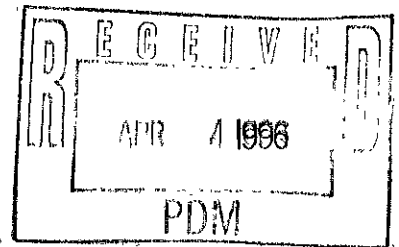
Zoning Agenda: VARIANCE

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.



REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM

DATE: April 3, 1996

FROM: Arnold F. "Pat" Keller, III, Director, OP

SUBJECT: 3508 Offutt Road

INFORMATION:

Item Number: 353

Petitioner: Jones Property

Property Size: _____

Zoning: BR

Requested Action: Variance

Hearing Date: _____ / _____ / _____

SUMMARY OF RECOMMENDATIONS:

The subject site is located in the Liberty Road Revitalization Area and is within a Community Conservation Area. The Liberty Road Revitalization Area 1990 Action Plan Update discourages automotive related uses in the plan area.

A site visit revealed the applicant's property is located immediately adjacent to a nursing home, and residentially used properties are located in close proximity to the subject site.

In keeping with the stated goal of the Liberty Road Revitalization Area 1990 Action Plan Update regarding the discouragement of automotive related uses, the Office of Planning believes that such a use at this particular property is inappropriate. In addition to a conflict with the Plan, it is our position that a reduction to the required setback would only exacerbate the impact of the use on adjacent properties. It is for the reasons stated above that this office recommends the applicant's request be denied.

Prepared by: Jeffrey W. Long

Division Chief: Gary Kerns

PK/JL

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BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: April 5, 1996

FROM: *[Signature]* Robert W. Bowling, Chief
Development Plans Review Division
Department of Permits & Development
Management

SUBJECT: Zoning Advisory Committee Meeting
For April 8, 1996
Item No. 353

The Development Plans Review Division has reviewed the subject zoning item. This site is subject to the Baltimore County Development Regulations adopted in 1988 and updated February, 1992.

A Schematic Landscape Plan must be submitted. Approval of the requested variances should be contingent upon the Meridian Nursing Home permitting landscaping on their property adjacent to the proposed building.

RWB:HJO:jrb

cc: File

ZONE5B

UNRECORDED

RE: PETITION FOR VARIANCE
3508 Offutt Road, W/S Offutt Road,
305' S of c/l Liberty Road
2nd Election District, 1st Councilmanic

Legal Owner: Eunice Katherine Jones
Contract Purchaser: Paul D. Farace
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 96-356-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 18th day of April, 1996, a copy of the foregoing Entry of Appearance was mailed to Eunice Katherine Jones, 3 Sheraton Road, Randallstown, MD 21133, Legal Owner; and to Paul D. Farace, 1320 Hart Road, Towson, MD 21286, Contract Purchaser; Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

MICROFILMED

PETITION PROBLEMS

#353 --- JJS

1. Need original signature for legal owner.
2. Need original signature for contract purchaser.

#354 --- JRA

1. Receipt not given to petitioner - still in folder.

#356 --- JJS

1. No telephone number for legal owner.
2. Only 1 receipt for item #356 & 357.

#357 --- JJS

1. No telephone number for legal owner.
2. Only 1 receipt for item #357 & 356.

#358 --- JLL

1. No telephone number for legal owner.

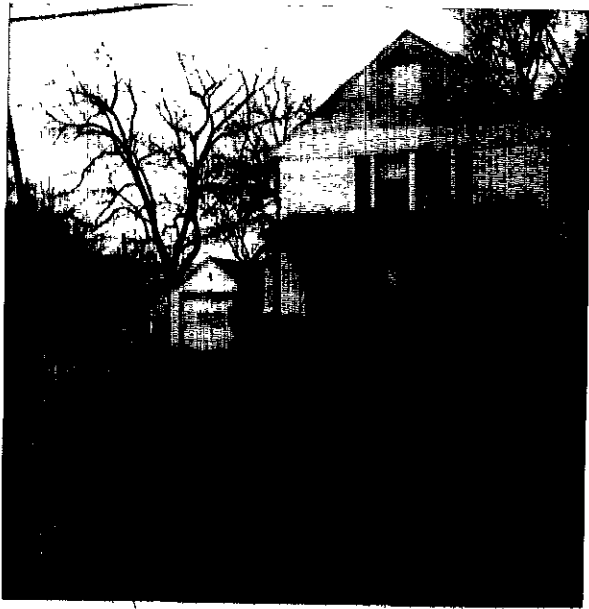
#360 --- JJS

1. No zoning classification on petition form.

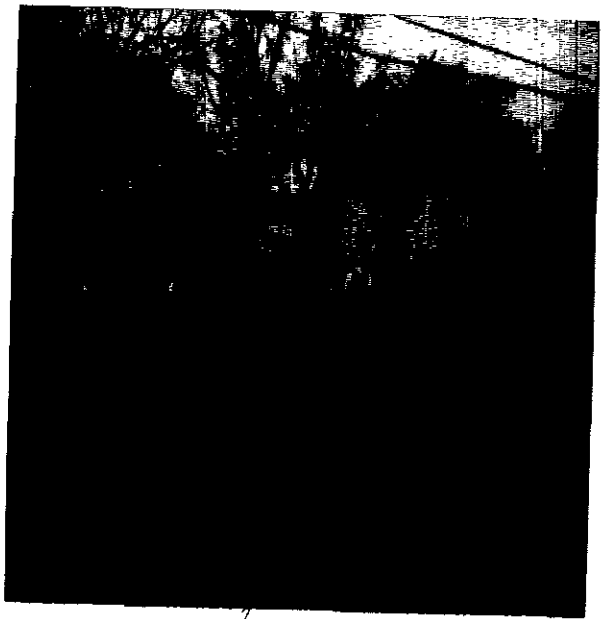
#361 --- JJS

1. No zoning classification on petition form.

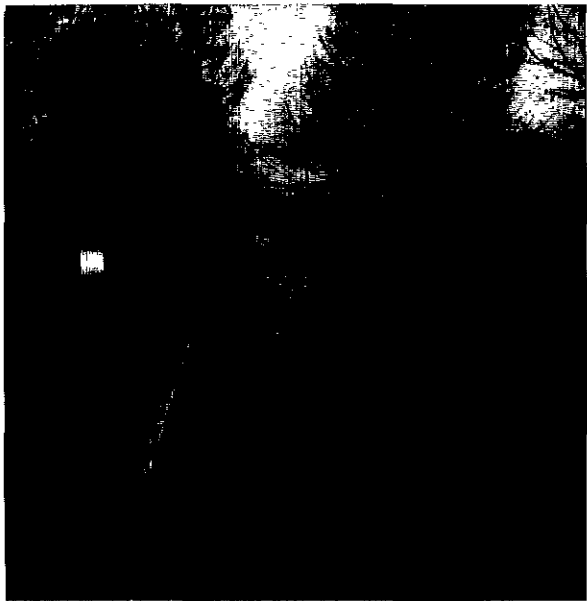
MICROFILMED



Dwelling +
shed to be 353
Razed.



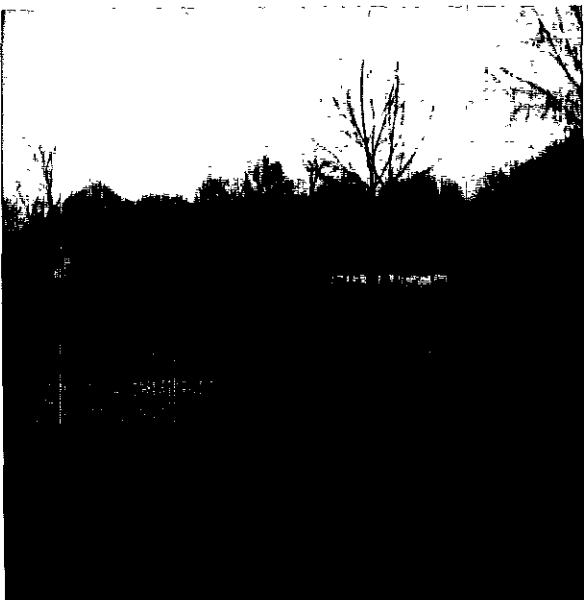
Dwelling/shed 353
to be Razed



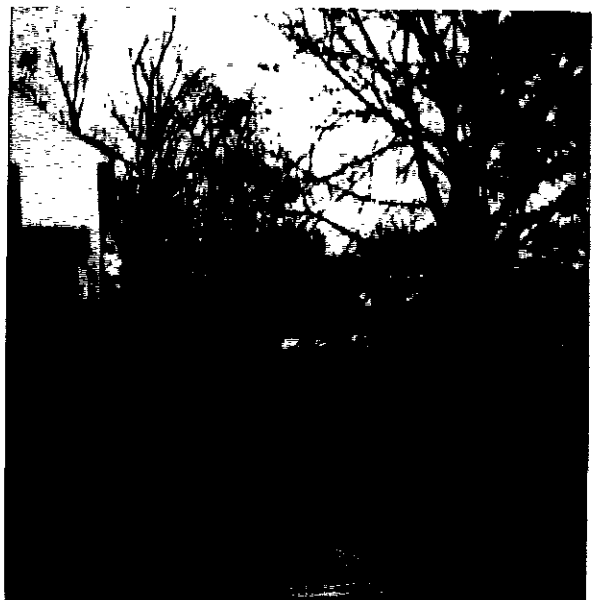
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353



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353

VENABLE, BAETJER AND HOWARD, LLP
Including professional corporations

210 Allegheny Avenue
Post Office Box 5517
Towson, Maryland 21285-5517
(410) 494-6200, Fax (410) 821-0147

VENABLE
ATTORNEYS AT LAW

OFFICES IN

MARYLAND
WASHINGTON, D.C.
VIRGINIA

10/27/95
8

TO WCR

S+I

To: MJK 10/30/95
ua

Robert A. Hoffman
(410) 494-6262

October 27, 1995

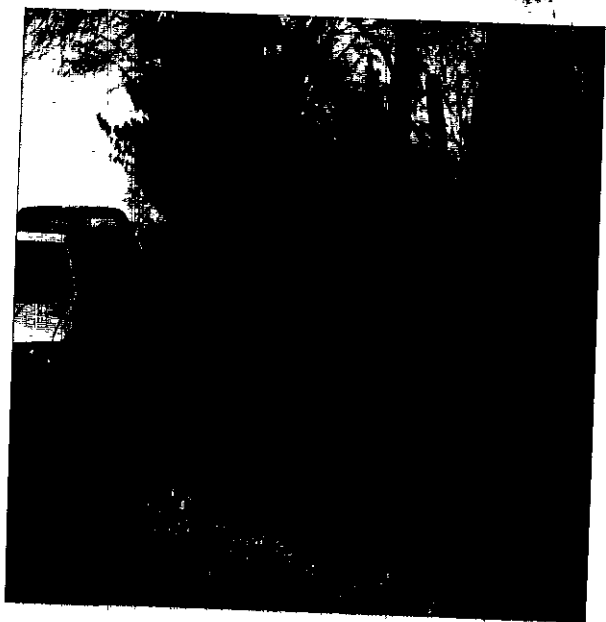
Arnold Jablon, Director
Office of Permits and Development
Management
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Case No. R-94-332

This firm represents Nace, Inc., the owner of 10000, a property currently owned by Baltimore Electric Company, 10000 Owings Mills Road, Reisterstown Road, Baltimore, Maryland. To you, a copy of the Order Issue is being sent along with the approved site plan.

When writing, please confirm that the owner desires to proceed with the proposed development on the enclosed site plan. If the owner is not satisfied with the proposed development, they may request a modification to the site plan. If the owner is satisfied with the proposed development, they may request a modification to the site plan. If the owner is not satisfied with the proposed development, they may request a modification to the site plan. If the owner is satisfied with the proposed development, they may request a modification to the site plan.

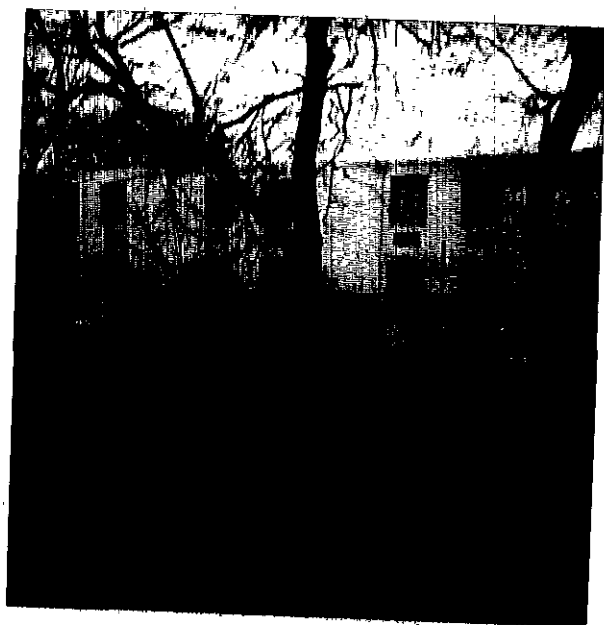
Thank you for your attention to this matter. Enclosed is a copy of the site plan for your review.



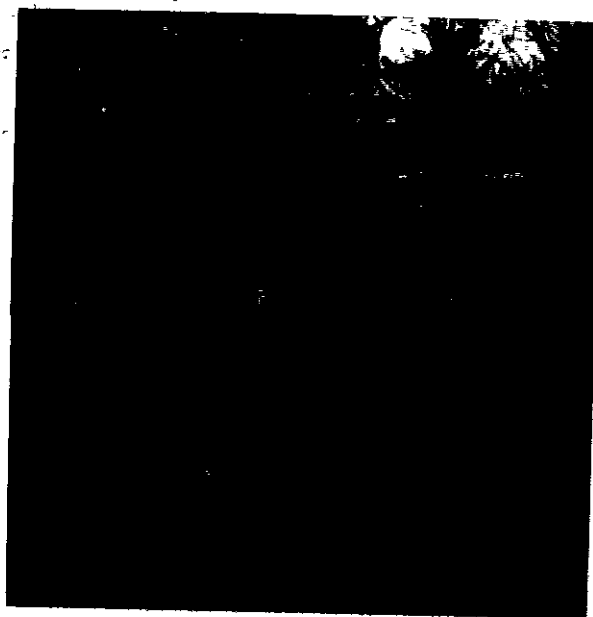
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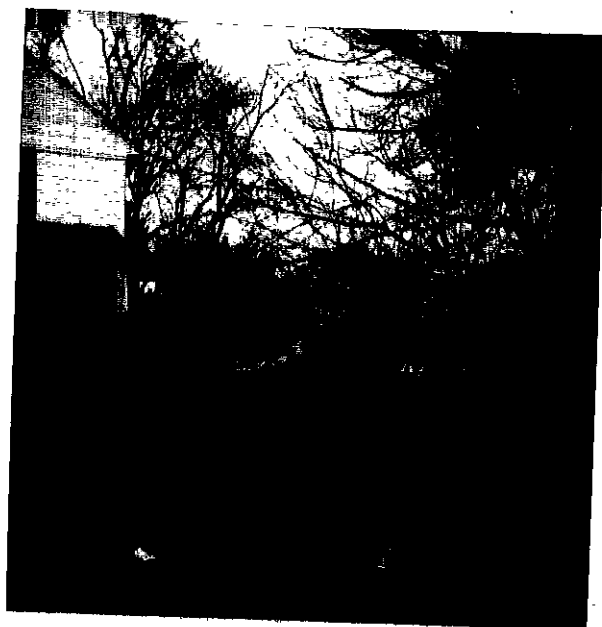
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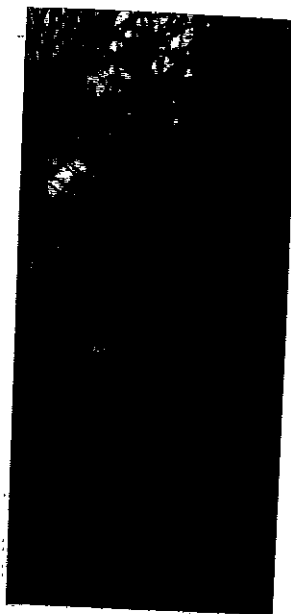
353



Closest
Building 353



353



21/5/53

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VENABLE, BAETJER AND HOWARD, LLP
Including professional corporations

210 Allegheny Avenue
Post Office Box 5517
Towson, Maryland 21285-5517
(410) 494-6200, Fax (410) 821-0147

VENABLE
ATTORNEYS AT LAW

October 27, 1995

Arnold Jablon, Director
Office of Permits and Development
Management
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Case No. R-94-332
Nace, Inc., Petitioner


Dear Mr. Jablon:

This firm represents Nace, Inc., the owner of Lot No. 3, a parcel owned by Baltimore Gas & Electric Company on Owings Mills Boulevard, Reisterstown Road. I enclose for your review a copy of the Order is referenced case granting a reclassification from DR-1 to MLIM along with a documented site plan.

I am writing to ask that you please confirm that if the owner of the mini-warehouses in the configuration shown on the attached red-lined documented site plan, that it is consistent with the approval in the referenced case. Although it is completely clear from the documented site plan that the modification is permitted, there is a slight modification to the building envelope so that the floor area of the buildings do not exceed the square footage of the documented site plan. Of course, the buildings would comply architecturally with the referenced case.

Thank you for your attention to this issue. I have enclosed a letter and a check for \$40.00 in accordance with your policy.

Yours truly,



Robert A. Hoffman

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

May 16, 1996

(410) 887-4386

Ms. Eunice Katherine Jones
3 Sheraton Road
Randallstown, Maryland 21133

RE: PETITION FOR VARIANCE
W/S Offutt Road, 305' S of the c/l of Liberty Road
(3508 Offutt Road)
2nd Election District - 1st Councilmanic District
Eunice Katherine Jones - Petitioner
Case No. 96-356-A

Dear Ms. Jones:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script that reads "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Paul D. Farace
1320 Hart Road, Towson, Md. 21286

People's Counsel

File

MICROFILMED



IN RE: PETITION FOR VARIANCE
W/S OFFUTT ROAD, 305' S of
the c/l of Liberty Road
(3508 Offutt Road)
2nd Election District
1st Councilmanic District
Petitioner * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance for that property known as 3508 Offutt Road, located in the vicinity of Liberty Road in Randallstown. The Petition was filed by the owner of the property, Eunice Katherine Jones, and the Contract Purchaser, Paul D. Farace. The Petitioners seek relief from Section 238.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit side and rear yard setbacks of 0 feet each in lieu of the minimum required 30 feet for each, for a proposed automotive service garage. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Paul Farace, Contract Purchaser, and Stanley Jones, who appeared on behalf of his mother, Eunice Jones, owner of the property. There were no Protestants present.

Testimony and evidence offered revealed that the subject property consists of .227 acres, more or less, zoned B.R. and is improved with a two-story frame dwelling. The Contract Purchaser is desirous of razing the dwelling and constructing a building, 50' x 90' in dimension, for use as an auto body and fender repair shop. Testimony indicated that Mr. Farace currently operates an auto body and fender business around the corner from this property and his lease is due to expire. Mr. Farace would like to

relocate his business to the subject site; however, due to the narrow configuration of the lot, the requested variance is necessary.

In response to the Zoning Plans Advisory Committee (ZAC) comments submitted by the Office of Planning, dated April 3, 1996, testimony indicated that Mr. Farace has operated his auto body and fender business in this neighborhood for several years. He only wishes to relocate his business to the subject site, and thus, no additional automotive uses are being proposed for this area. Given the fact that there was no opposition by any adjoining property owner and the relief requested meets the spirit and intent of the zoning regulations, the variance should be granted.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special

circumstances or conditions exist that are peculiar to the land which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not result in any detriment to the health, safety or general welfare of the surrounding locale.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 16th day of May, 1996 that the Petition for Variance seeking relief from Section 238.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit side and rear yard setbacks of 0 feet each in lieu of the minimum required 30 feet for each, for a proposed automotive service garage, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) Prior to the issuance of any permits, the Petitioners shall submit a landscape plan for review and approval by the Baltimore County Landscape Architect.
- 3) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

May 16, 1996

(410) 887-4386

Ms. Eunice Katherine Jones
3 Sheraton Road
Randallstown, Maryland 21133

RE: PETITION FOR VARIANCE
W/S Offutt Road, 305' S of the c/l of Liberty Road
(3508 Offutt Road)
2nd Election District - 1st Councilmanic District
Eunice Katherine Jones - Petitioner
Case No. 96-356-A

Dear Ms. Jones:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Paul D. Farace
1320 Hart Road, Towson, Md. 21286

People's Counsel

File

Printed with Soybean Ink
on Recycled Paper

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 2ND Date of Posting 4/2/96
Posted for: APRIL 19 HEARING
Petitioner: EUNICE JONES
Location of property: 3508 OFFUTT RD
Location of Sign: Front yard
Remarks: As per
Posted by: Signature Date of return: _____
Number of signs: 1

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Chapter 10 of the Baltimore County Code, hereby gives notice that a public hearing will be held on the following matter:

Case: 96-356-A
Type: VZ
Date: 4/19/96
Time: 1:00 PM
Location: Room 106 of the County Office Building, 111 West Chesapeake Avenue, Towson, Maryland 21204
For information concerning the hearing, please call 887-3391.
For information concerning the hearing, please call 887-3391.

CERTIFICATE OF PUBLICATION

TOWSON, MD. 4/4, 1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 4/4, 1996.

THE JEFFERSONIAN,
A. H. Henrickson
LEGAL AD. - TOWSON

4/20/96 4/20/96



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 353
Petitioner: Paul Farace
Location: 3508 OFFUTT ROAD
PLEASE FORWARD ADVERTISING BILL TO:
NAME: Pauls Body Shop, Inc
ADDRESS: 9043 Liberty Road
Randallstown, MD 21133
PHONE NUMBER: 410-521-4770

AJ:ggg

(Revised 04/09/93)

Printed with Soybean Ink
on Recycled Paper

Petition for Variance to the Zoning Commissioner of Baltimore County

for the property located at 3508 Offutt Road
96-356-A which is presently zoned BR

This Petition shall be filed with the Department of Permits & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 238.2

To allow side and rear yard setbacks of zero feet in lieu of the minimum required 30 feet each.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

Lot size is 75' wide by 133' deep (1/2). BR setbacks restrict building width to 15 feet, not practical for commercial use. Request building size of 50' x 100'; therefore, only practical solution is zero side & rear setbacks. Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Consent of Petitioner(s):
Paul D. Farace
Type or Print Name: Paul D. Farace
Signature: Paul D. Farace
Address: 1320 Hart Rd
City: Towson MD 21286
Phone: 521-4770
Type or Print Name: _____
Signature: _____
Address: 3 Sheraton Rd 655-4769
City: Randallstown MD 21133
Phone: _____
Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Name: _____
Address: _____
City: _____ State: _____ Zip: _____

With my solemn declaration and affirm, under the penalties of perjury, that I am the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s):
Eunice Katherine Jones
Type or Print Name: Eunice Katherine Jones
Signature: Eunice Katherine Jones
Address: _____
City: _____ State: _____ Zip: _____

Signature: _____
Type or Print Name: _____
Address: _____
City: _____ State: _____ Zip: _____

Name: _____
Address: _____
City: _____ State: _____ Zip: _____

ESTIMATED LENGTH OF HEARING: _____
Date: _____

REVIEWED BY: RA DATE: 5-18-96

P.E.L.A. DESIGN, INC.

1025 ST. PAUL STREET, SUITE 301, BALTIMORE, MD 21202 TEL: 410-332-0133 FAX: 410-332-0135

Zoning Description For 3508 Offutt Road

Beginning at a point on the west side of Offutt Road which is 30 feet wide at the distance of 305 feet south of the centerline of the nearest improved intersecting street, Liberty Road, which is 66 feet wide. Thence the following courses and distances:

S 49°-29' E, 133.08 ft, S 44°-29' W, 75.00 ft,
N 47°-29' W, 131.02 ft, and N 42°-45' E, 75.00 ft
to the place of beginning as recorded in Deed
Liber 1581, Folio 460,

containing 0.227 acres. Also known as 3508 Offutt Road
and located in the 2nd Election District, 1st Council District.



PLANNING, CIVIL ENGINEERING, LANDSCAPE ARCHITECTURE, URBAN DESIGN

TO: PATENT PUBLISHING COMPANY
April 4, 1996 Issue - Jeffersonian

Please forward billing to:

Keith Truffer, Esq.
Royston, Mueller, McLean & Reid
102 W. Pennsylvania Avenue, Suite 600
Towson, Maryland 21204
923-1800

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

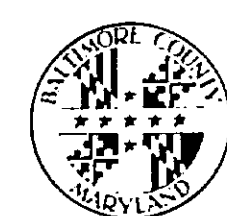
CASE NUMBER: 96-356-A (Item 353)
3508 Offutt Road
4/5 Offutt Road, 305' S of c/l Liberty Road
2nd Election District - 1st Councilmanic
Legal Owner: Eunice Katherine Jones
Contract Purchaser: Paul D. Farace

Variance to allow side and rear yard setbacks of zero feet in lieu of the minimum required 30 feet each.

HEARING: FRIDAY, APRIL 19, 1996 at 10:00 a.m. in Room 106, County Office.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEADINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

March 29, 1996

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-356-A (Item 353)
3508 Offutt Road
4/5 Offutt Road, 305' S of c/l Liberty Road
2nd Election District - 1st Councilmanic
Legal Owner: Eunice Katherine Jones
Contract Purchaser: Paul D. Farace

Variance to allow side and rear yard setbacks of zero feet in lieu of the minimum required 30 feet each.

HEARING: FRIDAY, APRIL 19, 1996 at 10:00 a.m. in Room 106, County Office.

Arnold Jablon
Director

cc: Eunice Katherine Jones
Paul D. Farace

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEADINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

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Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 12, 1996

Ms. Eunice Katherine Jones
3 Sharon Road
Randallstown, MD 21133

RE: Item No.: 353
Case No.: 96-356-A
Petitioner: Eunice K. Jones

Dear Ms. Jones:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on April 5, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

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BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: April 5, 1996

FROM: Robert W. Bowling, Chief
Development Plans Review Division
Department of Permits & Development
Management

SUBJECT: Zoning Advisory Committee Meeting
For April 8, 1996
Item No. 353

The Development Plans Review Division has reviewed the subject zoning item. This site is subject to the Baltimore County Development Regulations adopted in 1988 and updated February, 1992.

A Schematic Landscape Plan must be submitted. Approval of the requested variances should be contingent upon the Meridian Nursing Home permitting landscaping on their property adjacent to the proposed building.

RWB:HJO:jrb

cc: File

ZONESB

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM DATE: April 3, 1996

FROM: Arnold P. "Pat" Keller, III, Director, OP

SUBJECT: 3508 Offutt Road

INFORMATION:

Item Number: 353

Petitioner: Jones Property

Property Size:

Zoning: BR

Requested Action: Variance

Hearing Date: 4/1

SUMMARY OF RECOMMENDATIONS:

The subject site is located in the Liberty Road Revitalization Area and is within a Community Conservation Area. The Liberty Road Revitalization Area 1990 Action Plan Update discourages automotive related uses in the plan area.

A site visit revealed the applicant's property is located immediately adjacent to a nursing home, and residentially used properties are located in close proximity to the subject site.

In keeping with the stated goal of the Liberty Road Revitalization Area 1990 Action Plan Update regarding the discouragement of automotive related uses, the Office of Planning believes that such a use at this particular property is inappropriate. In addition to a conflict with the Plan, it is our position that a reduction to the required setback would only exacerbate the impact of the use on adjacent properties. It is for the reasons stated above that this office recommends the applicant's request be denied.

Prepared by: Jeffery M. Long

Division Chief: Gary Kuss

PK/JL

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 04/02/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: EUNICE KATHERINE JONES

Location: W/S OFFUTT RD. 305' S OF CENTERLINE LIBERTY RD. (3508 OFFUTT RD.)

Item No.: 353

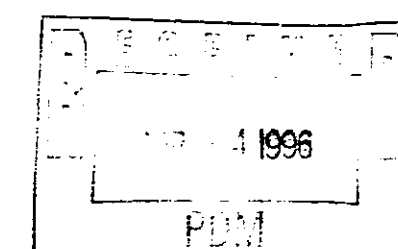
Zoning Agenda: VARIANCE

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.



REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

CCS File
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BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: ZADM
FROM: DEPRM
Development Coordination

DATE: 3-28-96

SUBJECT: Zoning Advisory Committee
Agenda: Meeting of 4/1/96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 352
353
354
355
356
357
359
360
361

LS:sp

LETTYZ/DEPRM/TATSBP



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 353(JJS)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
for Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717

PETITION PROBLEMS

#353 --- JJS

1. Need original signature for legal owner.
2. Need original signature for contract purchaser.

#354 --- JRA

1. Receipt not given to petitioner - still in folder.

#356 --- JJS

1. No telephone number for legal owner.
2. Only 1 receipt for item #356 & 357.

#357 --- JJS

1. No telephone number for legal owner.
2. Only 1 receipt for item #357 & 356.

#358 --- JLL

1. No telephone number for legal owner.

#360 --- JJS

1. No zoning classification on petition form.

#361 --- JJS

1. No zoning classification on petition form.

RE: PETITION FOR VARIANCE
3508 Offutt Road, W/S Offutt Road,
305' S of C/L Liberty Road
2nd Election District, 1st Councilmanic
Legal Owner: Eunice Katherine Jones
Contract Purchaser: Paul D. Farrace
Petitioners

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE NO. 96-356-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 1st day of April, 1996, a copy of the foregoing Entry of Appearance was mailed to Eunice Katherine Jones, 3 Sheraton Road, Randallstown, MD 21133, Legal Owner; and to Paul D. Farrace, 1320 Hart Road, Towson, MD 21286, Contract Purchaser; Petitioners.

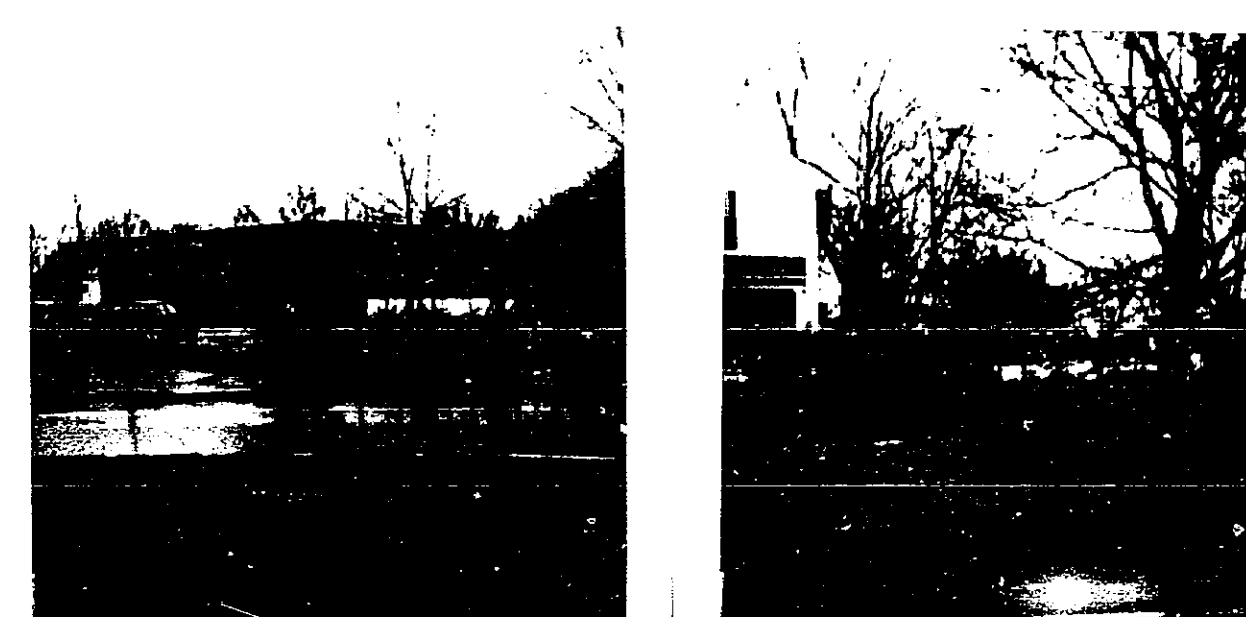
Peter Max Zimmerman
PETER MAX ZIMMERMAN



Dwelling shed and Road 353



353 353



353 353



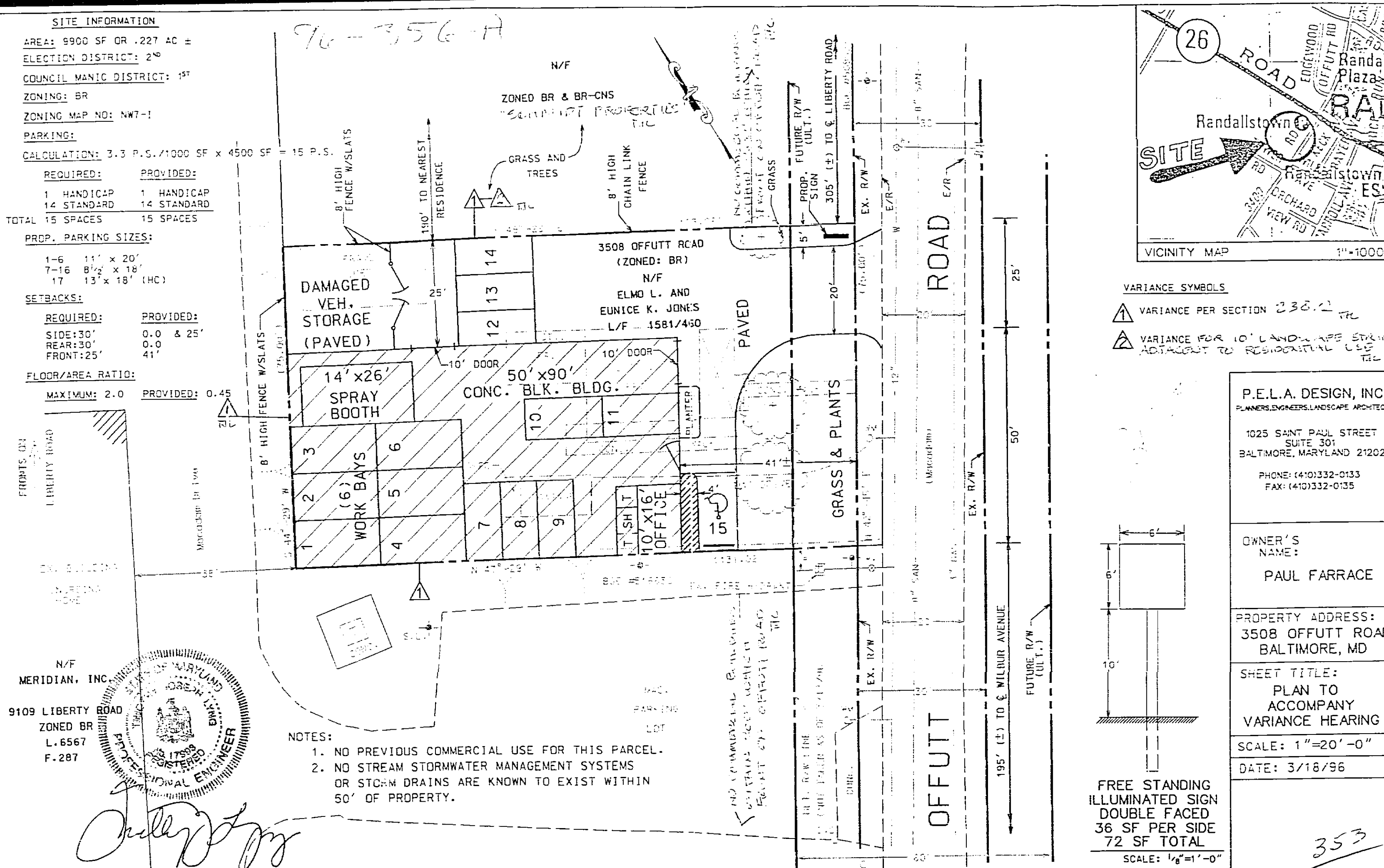
353 353

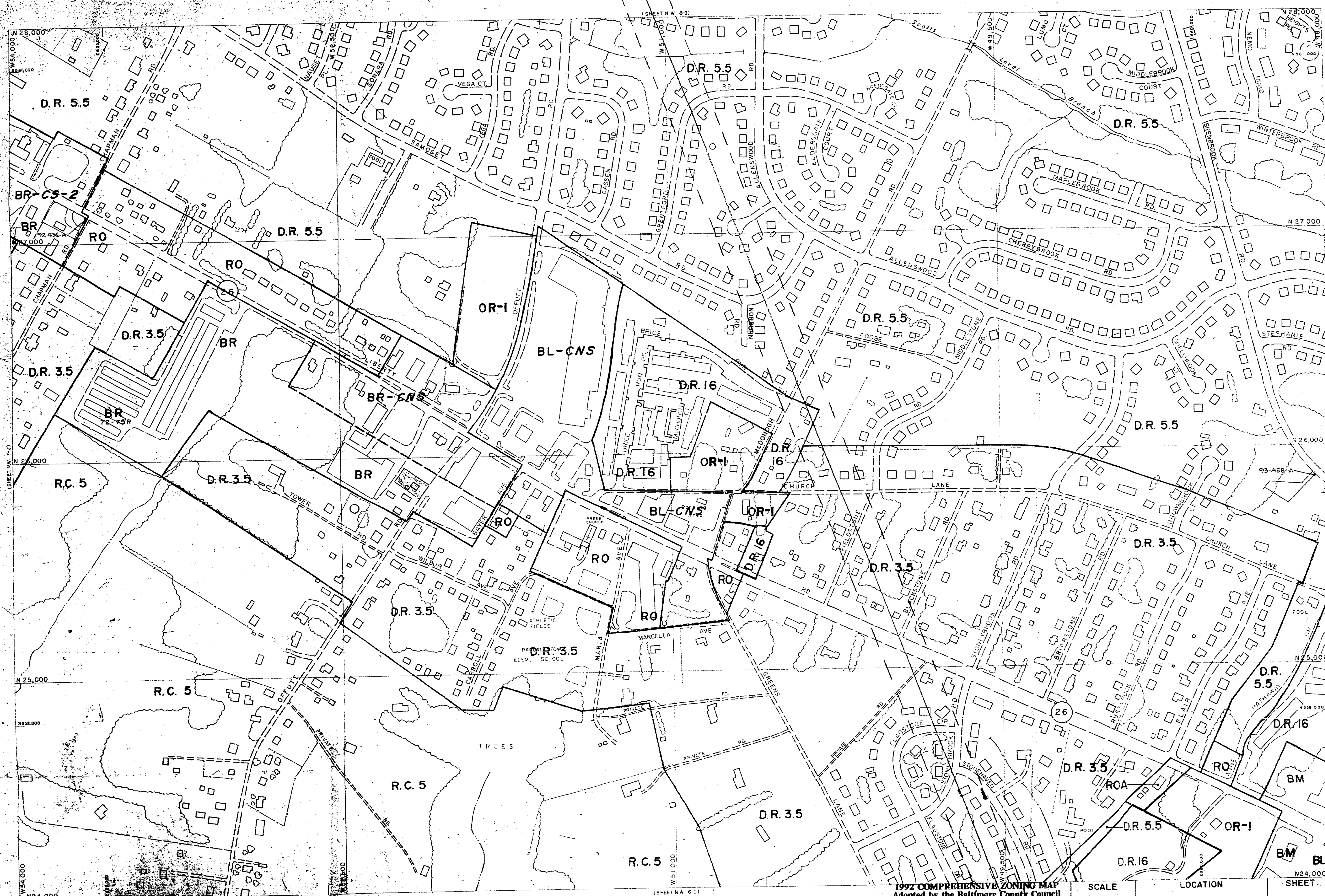


Closest Dwelling 353



353 353





BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
B.C. Nos. 183-92, 184-92, 185-92, 186-92, 187-92, 188-92, 189-92
William A. Howard
Chairman, County Council

SCALE 1" = 200'	LOCATION RANDALLSTOWN	SHEET N.W. 7-1
DATE OF PHOTOGRAPHY JANUARY 1986		

96-356-A